



City Plan Commission Minutes

Hearing Date: May 17, 2022

414 E 12th Street, 26th Floor, Council Chamber
Kansas City, Missouri 64106
kcmo.org/planning

Docket Item: C1.1

CD-CPC-2022-00002 A request to approve a Project Plan in District R-7.5 (Residential) on about 22 acres generally located on North Eastern Avenue between Northeast 111th Street and Northeast 112th Terrace, creating three Private Open Space Tracts .

Applicant: Art Akin of AGC Engineers, Inc

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Commissioners Absent: Sadowski

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case and advised staff recommended approval with conditions. No one appeared for testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Allender

Seconded by: Enders

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: C1.2

CLD-FnPlat-2021-00064 To consider approval of a final plat in in District R-7.5 (Residential 7.5), creating 68 residential lots and two (2) tracts on about 22 acres generally located at the northwest corner of NE 108th Street and N. Eastern Avenue.

Applicant: Art Akin of AGC Engineers, Inc

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Commissioners Absent: Sadowski

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case and advised staff recommended approval with conditions. No one appeared for testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Allender

Seconded by: Enders

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: C2

CD-CPC-2022-00056 A request to approve a Project Plan on about 2.61 acres generally located at the northeast corner of West 112th Terrace and State Line Road.

Applicant: Chris Holmquist of Olsson

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Commissioners Absent: Sadowski

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case and advised staff recommended approval with conditions. No one appeared for testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Allender

Seconded by: Enders

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: C3

CD-CPC-2022-00053 A request to approve a drive-through facility in zoning district MPD (Master Planned Development) on about 1 acre generally located at NW 88th Street and N Ambassador Drive.

Applicant: Andrew Gribble of Kimley-Horn & Associates, Inc.

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Commissioners Absent: Sadowski

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case and advised staff recommended approval with conditions. No one appeared for testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Allender

Seconded by: Enders

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: C4

CD-CPC-2022-00054 A request to approve an MPD Final Plan in district MPD to allow for community services, office, and food pantry uses on about 9.5 acres generally located at the southwest corner of Longview Road and Greenwood Road

Applicant: Luther Solomon of Catholic Charities of Kansas City/St. Joseph Diocese

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Commissioners Absent: Sadowski

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case and advised staff recommended approval with conditions. No one appeared for testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Allender

Seconded by: Enders

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 1.1

CD-CPC-2021-00171 A request to approve a rezoning from R-0.5 (Residential dash 0.5), R-1.5 (Residential dash 1.5) to B3-2 (Community Business dash 2) to allow construction of a parking garage for non-accessory parking and a mixed use building for uses of office, medical office, retail, education, and accessory parking on about 5.14 acres generally located on the east side of Main Street in between E 31st Street to the north and E 32nd Street to the south.

Applicant: Brad Sonner of Olsson

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Commissioners Absent: Sadowski

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case and advised staff recommended a continuance to June 7, 2022, with a continuance fee. No one appeared for testimony. Commission Chair Crowl suggested the June 21, 2022 date. Commissioners continued the case to June 21, 2022 with a continuance fee.

Motion: Continued - With Fee Fee: YES

Motioned by: Enders

Seconded by: Allender

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 1.2

CD-CPC-2021-00220 A request to approve an amendment to the Midtown Plaza Area Plan from Residential Medium Density and Mixed Use Neighborhood to Commercial to allow construction of a parking garage for non-accessory parking and a mixed use building for uses of office, medical office, retail, education, and accessory parking in District B4-5 (Heavy Business dash 5) and B3-2 (Community Business dash 2) on about 5.14 acres generally located on the east side of Main Street in between E 31st Street to the north and E 32nd Street to the south.

Applicant: Abby Noelke of BC Design Group

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Commissioners Absent: Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to June 7, 2022, with a continuance fee. No one appeared for testimony. Commission Chair Crowl suggested the June 21, 2022 date. Commissioners continued the case to June 21, 2022 with a continuance fee.

Motion: Continued - With Fee Fee: YES

Motioned by: Enders

Seconded by: Allender

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 1.3

CD-CPC-2021-00221 A request to approve a development plan, which also serves as a preliminary plat to allow construction of a parking garage for non-accessory parking and a mixed use building for uses of office, medical office, retail, education, and accessory parking in District B4-5 (Heavy Business dash 5) and B3-2 (Community Business dash 2) on about 5.14 acres generally located on the east side of Main Street in between E 31st Street to the north and E 32nd Street to the south.

Applicant: Abby Noelke of BC Design Group

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Commissioners Absent: Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to June 7, 2022, with a continuance fee. No one appeared for testimony. Commission Chair Crowl suggested the June 21, 2022 date. Commissioners continued the case to June 21, 2022 with a continuance fee.

Motion: Continued - With Fee Fee: YES

Motioned by: Enders

Seconded by: Allender

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 2.1

CD-CPC-2022-00050 A request to approve a residential development plan and preliminary plat on about 59.47 acres generally located at 5100 NW 108th Street.

Applicant: STEVE WARGER

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Commissioners Absent: Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to June 7, 2022. No one appeared for testimony. Commissioners continued the case to June 7, 2022.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Allender

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 2.2

CD-CPC-2022-00051 A request to rezone from AG-R (Agricultural-Residential District) to R-7.5 (Residential 7.5) on about 59.47 acres generally located at 5100 NW 108th Street.

Applicant: STEVE WARGER

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Commissioners Absent: Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to June 7, 2022. No one appeared for testimony. Commissioners continued the case to June 7, 2022.

Motion: Continued

Motioned by: Enders

Seconded by: Allender

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 3.1

CD-CPC-2021-00232 A request to approve a rezoning from district R-1.5 (Residential) to UR (Urban Redevelopment), with associated Development Plan, to allow for the development of townhomes and duplexes on about .5 acres generally located at 1015 Pacific St.

Applicant: Lamin Nyang of TALIAFERRO & BROWNE, INC

Commissioners Present: Baker; Beasley; Crowl; Enders; Rojas

Commissioners Absent: Sadowski

Commissioners Recusing: Allender; Hill

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to June 7, 2022 with a continuance fee. No one appeared for testimony. Commissioners continued the case to June 7, 2022 with a continuance fee.

Motion: Continued - With Fee Fee: YES

Motioned by: Enders

Seconded by: Baker

Voting Aye: Baker; Beasley; Crowl; Enders; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 3.2

CD-CPC-2022-00006 A request to approve an Area Plan Amendment to the Greater Downtown Area Plan from Residential Low Density to Residential High and Mixed-Use Neighborhood on about .5 acres generally located at 1015 Pacific St.

Applicant: Lamin Nyang of TALIAFERRO & BROWNE, INC

Commissioners Present: Baker; Beasley; Crowl; Enders; Rojas

Commissioners Absent: Sadowski

Commissioners Recusing: Allender; Hill

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to June 7, 2022 with a continuance fee. No one appeared for testimony. Commissioners continued the case to June 7, 2022 with a continuance fee.

Motion: Continued - With Fee Fee: YES

Motioned by: Enders

Seconded by: Baker

Voting Aye: Baker; Beasley; Crowl; Enders; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-CPC-2022-00015 A request to approve a development plan to allow for the construction of a hauling facility whose associated uses include outdoor storage, fleet maintenance and storage, and office uses on about 13 acres generally located at 8301 Indiana Avenue.

Applicant: Christopher Sheaffer of Larson Design Group

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Commissioners Absent: Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to June 7, 2022. No one appeared for testimony. Commissioners continued the case to June 7, 2022.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Allender

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 5.1

CD-CPC-2021-00245 A request to approve a rezoning from B3-2 to B4-2 on about 0.87 acres generally located at 5021 Prospect Avenue

Applicant: Jeff Schroeder of Herman Scharhag Architects

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Commissioners Absent: Sadowski

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Jared Clements presented the case. The applicant spoke about their requests. Commissioners discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Enders

Seconded by: Baker

Voting Aye: Allender; Baker; Crowl; Enders

Voting Nay: Beasley; Hill; Rojas

Abstaining: None

Docket Item: 5.2

CD-CPC-2022-00035 A request to approve an amendment to the Swope Area Plan to change the future land use recommendation from office to commercial on about 0.87 acres generally located at 5021 Prospect Avenue.

Applicant: Jeff Schroeder of Herman Scharhag Architects

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Commissioners Absent: Sadowski

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Jared Clements presented the case. The applicant spoke about their requests. Commissioners discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Enders

Seconded by: Baker

Voting Aye: Allender; Baker; Crowl; Enders

Voting Nay: Beasley; Hill; Rojas

Abstaining: None

Docket Item: 6

CD-SUP-2022-00011 A request to approve a special use permit to allow for a short term rental operation on about 0.12 acres of land generally located at 120 e 79th street

Applicant: Theodore Anderson of The Real Estate Law Firm

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Commissioners Absent: Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to July 19, 2022. No one appeared for testimony. Commissioners continued the case to July 19, 2022.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Allender

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-CPC-2022-00021 Redwood at N Brighton - A request to approve a rezoning from R-6 (Residential 6) to MPD (Master Planned Development) District and a preliminary development plan, which also acts as a preliminary plat to allow construction of 300 residential units on about 52 acres generally located on the west side of N Brighton Avenue in between NE 60th Terrace to the north and NE 57th Street to the south.

Applicant: Adam DeGonia of McClure

Commissioners Present: Allender; Baker; Beasley; Enders; Hill; Rojas

Commissioners Absent: Sadowski

Commissioners Recusing: Crawl

Testimony:

Joe Rexwinkle introduced the case. Genevieve Kohn presented the case. The applicant team of Richard Batt & Ali Karolczak of Redwood spoke about their requests. The following appeared in opposition:

Matt Unger, President of Brookhill Homeowner's Association, of 5759 N Jackson Dr

Wendy Dyck of 5901 N Jackson

Rhonda Denison of 6000 N Brighton

Mike O'Brien, 5902 N Jackson Dr

Ashton Bishop of 5900 N Jackson Dr

They had concerns about multi-family housing in a single family home area, traffic, the proposed cut thru from Jackson Dr to Antioch and increase in crime.

Jeff Bryan with Public Works spoke about the traffic study that was done.

Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Beasley

Voting Aye: Allender; Baker; Beasley; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-CPC-2022-00026 A request to approve a rezoning from district R-2.5 (Residential 2.5) to district B1-1 (Neighborhood Business 1) to allow for Day Care Center use on about 1.162 acres generally located at 900 NE Barry Rd

Applicant: Ryan RYAN JORDAN of WILDFLOWER MONTESSORI

Commissioners Present: Beasley; Crawl; Enders; Rojas; Sadowski

Commissioners Absent: Allender; Baker; Hill

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Genevieve presented the case. The applicant spoke about their requests. Commissioners discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Sadowski

Seconded by: Enders

Voting Aye: Beasley; Crawl; Enders; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-ROW-2021-00003 A request to vacate a portion of NE 51st Street in between N. Belmont Avenue and N. Beacon Avenue in District R-6 (Residential dash 6) to allow for the construction of a new single-family home

Applicant: Gregory Stervinou of Greg Stervinou Construction Co., Inc

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Commissioners Absent: Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to June 7, 2022. No one appeared for testimony. Commissioners continued the case to June 7, 2022.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Allender

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 10.1

CD-CPC-2020-00065 A request to approve a rezoning application from Districts AG-R (Agricultural-Residential) and B3-3 (Community Business - 3) to District B3-3 on about 86.29 acres generally located at the northwest corner of NW Cookingham Dr and N Ambassador Dr.

Applicant: Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

Commissioners Present: Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Allender; Baker

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Olofu Agbaji presented the case. The applicant team of Attorney Patricia Jensen, Shawn Duke, Planner & Engineer and Richard Chaves Jr., owner spoke about their requests. Commissioners discussed the merits of the case and approved it.

Motion: Approval

Motioned by: Enders

Seconded by: Rojas

Voting Aye: Beasley; Crowl; Enders; Hill; Rojas

Voting Nay: Sadowski

Abstaining: None

Docket Item: 10.2

CD-CPC-2020-00066 A request to approve a Council Approved Signage Plan for three over-sized monument signs on about 86.29 acres generally located at the northwest corner of NW Cookingham Dr and N Ambassador Dr.

Applicant: Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

Commissioners Present: Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Allender; Baker

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Olofu Agbaji presented the case and stated the changes to condition 25 & 35. The applicant team of Attorney Patricia Jensen, Shawn Duke, Planner & Engineer and Richard Chaves Jr., owner spoke about their requests and agreed with the changes to conditions 25 & 35. Commissioners discussed the merits of the case and approved it with conditions, including the changes to conditions 25 & 35, as written in the revised staff report.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Rojas

Voting Aye: Beasley; Crowl; Enders; Hill; Rojas

Voting Nay: Sadowski

Abstaining: None

Docket Item: 10.3

CD-CPC-2020-00067 A request to approve a Development Plan for a major amendment to the previously approved SeaBiscuit development for a parking and ride facility, hotels, office, and other commercial uses on about 86.29 acres generally located at the northwest corner of NW Cookingham Dr and N Ambassador Dr.

Applicant: Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

Commissioners Present: Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Allender; Baker

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Olofu Agbaji presented the case and stated the changes to condition 25 & 35. The applicant team of Attorney Patricia Jensen, Shawn Duke, Planner & Engineer and Richard Chaves Jr., owner spoke about their requests and agreed with the changes to conditions 25 & 35. Commissioners discussed the merits of the case and approved it with conditions, including the changes to conditions 25 & 35, as written in the revised staff report.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Rojas

Voting Aye: Beasley; Crowl; Enders; Hill; Rojas

Voting Nay: Sadowski

Abstaining: None

Docket Item: 11

CD-CPC-2021-00202 A request to rezone about 0.3 acres from R-6 (Residential dash 6) to B2 (Neighborhood Business 2) located at 4903 NE Vivion Road, to allow for additional parking for the bank to the east.

Applicant: William Quitmeier of Quitmeier Law Firm, PC

Commissioners Present: Allender; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Baker

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case and advised the applicant requested a dismissal. No one appeared for testimony. Commissioners dismissed the case.

Motion: Dismissed

Motioned by: Enders

Seconded by: Rojas

Voting Aye: Allender; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 12

CD-CPC-2021-00214 Amending Chapter 88, the Zoning and Development Code, as it pertains to 88-535, Minor Subdivisions and 88-110-06, Residential Districts Lot and Building Standards and any other necessary related amendments.

Applicant:

Commissioners Present:

Commissioners Absent:

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Najma Muhammad presented the case. The following appeared in opposition:

Richard Hernandez of 2106 Holly

Tiffany Moore of 222 W 75th St, 6th District Rep for KC Neighborhood Advisory Council--agreed but didn't agree with the lack of public input. She requested more input from neighborhood groups.

Jennie Walters of KC Neighborhood Advisory Council--She said she heard information in CPC that wasn't mentioned in the 3 public meetings held prior. She questioned why there were no northland meetings.

The following city staff were present and some answered questions:

Matt Barnes, Planner

Joe Rexwinkle, Division Manager of Development Management

Jeff Lee, Building Official

Chris Hughey, Division Manager of Permits

Commissioners discussed the merits of the case and decided to continue discussion at the June 21, 2022 CPC hearing. No approval was needed for this case. No vote was taken.

Motion: Continued

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 13

CD-CPC-2022-00048 A request to approve an amendment to the Main Street Overlay District in order to address drive-through restaurants on about 115 acres generally located along Main Street from 27th Street on the north to Emanuel Cleaver II on the south.

Applicant: Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Commissioners Absent: Sadowski

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case and advised staff recommended a continuance to June 7, 2022. No one appeared for testimony. Commissioners continued the case to June 7, 2022.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Allender

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None
